



County of Monroe Industrial Development Agency

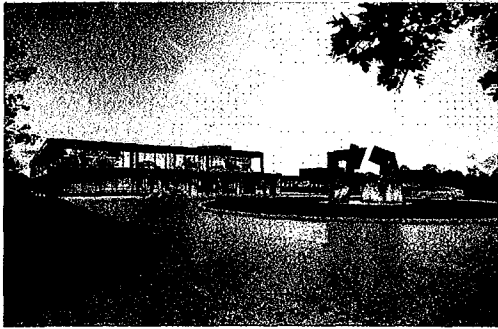
### APPLICATION SUMMARY

**DATE:** October 20, 2015

**APPLICANT:** Riverwood Tech Campus LLC  
205 St. Paul Street, Suite 200  
Rochester, New York 14604

**TENANT:** 4545 East River Road  
Rochester, New York 14625

**PROJECT SUMMARY:**



Riverwood Tech Campus LLC, a Rainaldi real estate development company, is proposing the acquisition and renovation of the former Kodak Marketing Education Center on 150 acres in the Town of Henrietta. First opened in 1971, the long vacant property consists of 350,000 square feet of outdated and inefficient space. The \$19,400,000 project will create modern and efficient space for as many as twenty high tech, assembly and light industrial tenant companies. The applicant is seeking approval of custom property tax abatement, supported by the Town of Henrietta. The Benefit/Incentive ratio is 2.03:1.

**PROJECT AMOUNT:** \$19,400,000 – Lease/Leaseback with custom abatement

**JOBS: EXISTING:** 0 FTEs  
**NEW:** 100 FTEs  
**REQUIREMENT:** 100 FTEs

**REAL PROPERTY TAXES:**  
**EXISTING:** \$ 394,903  
**WITH IMPROVEMENTS:** \$1,972,638

**PUBLIC HEARING DATE:** October 19, 2015

**BENEFIT TO INCENTIVE RATIO:** 2.03: 1

**SEQR:** REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:** REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

**APPROVED PURPOSE:** JOB CREATION

**RECOMMEND APPROVAL:**   
Acting Executive Director



## Board Report

Table 1: Basic Information

Project Applicant	Riverwood Tech Campus LLC
Project Name	Renovation - Former Kodak MEC
Project Industry	Professional, Scientific & Technical
Municipality	Henrietta
School District	Rush-Henrietta
Type of Transaction	Lease/Leaseback
Project Cost	\$19,400,000
Mortgage Amount	\$17,900,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	100

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value)

<b>Total State &amp; Regional Benefits</b>	<b>\$13,562,467</b>	
<b>Total Project Incentives</b>	<b>\$6,682,628</b>	
<b>State &amp; Regional Benefits to Incentives Ratio</b>	<b>2.03:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>399</b>	<b>399</b>
Direct**	100	100
Indirect***	36	36
Induced****	58	58
Temporary Construction (Direct and Indirect)	205	205

Table 3: Estimated State & Regional Benefits (Discounted Present Value)

<b>Total State &amp; Regional Benefits</b>	<b>\$13,562,467</b>
Income Tax Revenue	\$7,474,491
Property Tax Revenue	\$1,577,735
Sales Tax Revenue	\$4,510,241

Table 4: Estimated Project Incentives (Discounted Present Value)

<b>Total Project Incentives</b>	<b>\$6,682,628</b>
Mortgage Tax	\$179,000
Property Tax Incentive over 485b	\$5,720,428
Sales Tax	\$783,200

\* Figures over 20 years and discounted by 2%

\*\* Direct – The recipient of COMIDA assistance adds jobs new to the regional economy or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector projects) do not fall under this definition.

\*\*\* Indirect – The recipient of COMIDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced – The recipient of COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.



# APPLICATION FOR ASSISTANCE

## COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

Each applicant seeking assistance must complete the accompanying application material and provide the Environmental Assessment form when required. A non-refundable application fee of \$350.00 must be included with this application. Make check payable to COMADA.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available online at [www.growmonroe.org](http://www.growmonroe.org).

### I. APPLICANT

A. Name Riverwood Tech Campus, LLC  
 Address 205 St. Paul Street, Suite 200  
 City/State/Zip Rochester/NY/14604  
 Tax ID No. 46-4779278  
 Contact Name Frederick R Rainaldi  
 Title Member  
 Telephone (585) 732-2483  
 E-Mail fredr@rainaldfibros.com  
 Contact address if different from above:  
 Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_

B. Owners of 20% or more of Applicant Company

Name	%	Corporate Title
<u>Fred J Rainaldi</u>		<u>Member</u>
<u>Frederick R Rainaldi</u>		<u>Member</u>
_____		_____
_____		_____

C. Applicant's Legal Counsel

Name Salvatore A Mangione  
 Firm Mangione & Associates, P.C.  
 Address 205 St. Paul Street, Suite 210  
 City/State/Zip Rochester/NY/14604  
 Telephone (585) 423-0852  
 Fax (585) 546-8355  
 Email smangione@mrlawfirm.net

### II. PROJECT

A. Address of proposed project facility  
4545 East River Road  
Town of Henrietta, NY 14625  
 Tax Map Parcel Number 174.03-2-1.11 + 174.03-2-1.12  
 City/Town/Village Henrietta  
 School District Rush Henrietta  
 Current Legal Owner of property  
4545 East River Road, LLC

B. Description of project (check all that apply)  
**ATTACH A GENERAL DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY**

New construction  
 Existing facility  
      Acquisition  
      Expansion  
      Renovation/Modernization  
 Acquisition of machinery/equipment  
 Other (specify) \_\_\_\_\_

C. Proposed User(s)/Tenant(s) of the Facility  
 If there are multiple Users/Tenants, please attach additional pages.

Company Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Tax ID No. \_\_\_\_\_  
 Contact Name \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Email \_\_\_\_\_  
 % of facility to be occupied by company \_\_\_\_\_

D. Owners of 20% or more of User / Tenant Company

Name	%	Corporate Title
_____		_____
_____		_____
_____		_____

**II. PROJECT (cont'd)****E. Are other facilities or related companies located within New York State?**

Yes  No

Location:

\_\_\_\_\_

\_\_\_\_\_

If there are other company facilities within the State, will any of these close or be subject to reduced activity?

Yes  No

If yes, please describe on separate sheet.

**F. Has the Applicant/User/Tenant actively sought sites and/or facilities in another county or state?**

Yes  No

If yes, please describe on separate sheet.

**G. PROJECT TIMELINE**

Proposed Date of Acquisition

11/1/2015

Proposed Commencement Date of Construction

11/15/15

Anticipated Completion Date

Phase (1) 7/1/16 (Building B, attached)

**H. Contractor(s)**

Genesee Construction Services, Inc.

\_\_\_\_\_

\_\_\_\_\_

**I. ENVIRONMENTAL ASSESSMENT**

New York State Law requires that an Environmental Assessment Form (EAF) must be completed and submitted along with this application. Attach EAF that was submitted to municipality, and SEQR finding.

**J. PROJECT CONSTRUCTION INFORMATION**

Every project which includes the construction of new, expanded or renovated facilities which receives COMIDA assistance must use all local labor and complete Appendix A. If a waiver is to be requested, go online to [www.growmonroe.org/localabor](http://www.growmonroe.org/localabor) to complete a request **BEFORE** starting construction.

**K. PROJECT COMPLIANCE**

Projects will be subject to on-site compliance monitoring regarding the local labor commitment, employment requirements and incentive verification. The cost of this monitoring will be paid by COMIDA.

**III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)**

Check One:

 **JOBSPLUS**

Requirements:

- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is \_\_\_\_\_

 **LEASEPLUS**

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is \_\_\_\_\_

 **ENHANCED JOBSPLUS**

Requirements:

- A minimum \$15 million investment in new plant, machinery and equipment or renovation of existing building(s) AND
- A minimum of 100 new jobs from new companies locating in Monroe County, or existing companies expanding operations here.

 **GREEN JOBSPLUS**

Requirements:

- LEED® Certification - Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3-year period. The required number of jobs is: \_\_\_\_\_

 **SHELTER RENTS** for low income or student housing. **Local Tax Jurisdiction Sponsored PILOT** **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

**IV. APPLICANT PROJECT COSTS**

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

**Building Construction or Renovation**

- a. MATERIALS a. \$ 9,570,000
- b. LABOR b. \$ 7,830,000

**Site Work**

- c. MATERIALS c. \$ 220,000
- d. LABOR d. \$ 180,000
- e. Non-Manufacturing Equipment e. \$ \_\_\_\_\_
- f. Furniture and Fixtures f. \$ \_\_\_\_\_
- g. LAND and/or BUILDING Purchase g. \$ 850,000
- h. Manufacturing Equipment h. \$ \_\_\_\_\_
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 750,000
- Other (specify) j. \_\_\_\_\_ j. \$ \_\_\_\_\_
- k. \_\_\_\_\_ k. \$ \_\_\_\_\_
- l. \_\_\_\_\_ l. \$ \_\_\_\_\_
- m. \_\_\_\_\_ m. \$ \_\_\_\_\_

**Total Project Costs** \$ 19,400,000

B. Indicated how the project will be financed

- a. Tax-Exempt IRB a. \$ \_\_\_\_\_
- b. Tax-Exempt Civic Facility Bond b. \$ \_\_\_\_\_
- c. Taxable Industrial Revenue Bond c. \$ \_\_\_\_\_
- d. Mortgage d. \$ 17,900,000
- e. Public Financing e. \$ \_\_\_\_\_
- f. Equity f. \$ 1,500,000
- TOTAL SOURCES** \$ 19,400,000

C. Has the applicant made any arrangements for the financing of the project?

Yes  No

If so, please specify bank, underwriter, etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**V. USER(S)/TENANT(S) PROJECT COSTS**

Company Name \_\_\_\_\_  
Complete for each USER/TENANT that is seeking Sales Tax Exemption.  
Use additional sheets as necessary.

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the user(s) / tenant (s) for which a sales tax exemption is requested.

**Estimated Costs Eligible for Sales Tax Exemption Benefit**

- a. MATERIALS a. \$ \_\_\_\_\_
- b. LABOR b. \$ \_\_\_\_\_
- c. Non-Manufacturing Equipment c. \$ \_\_\_\_\_
- d. Furniture and Fixtures d. \$ \_\_\_\_\_
- Other (specify) e. \_\_\_\_\_ e. \$ \_\_\_\_\_
- f. \_\_\_\_\_ f. \$ \_\_\_\_\_
- g. \_\_\_\_\_ g. \$ \_\_\_\_\_
- h. \_\_\_\_\_ h. \$ \_\_\_\_\_

**Total** \$ \_\_\_\_\_ 0

A non-refundable fee of 1/2% on TOTAL (e) above is due and payable upon issuance of a Sales Tax Letter to User(s)/Tenant(s).

\_\_\_\_\_  
User/Tenant Company

\_\_\_\_\_  
Signature Title Date

For Office Use Only:	
Total Assessed Value:	# <u>1,254,194</u>
Land	Building
Applicant 2602-	<u>15</u> <u>070</u> <u>A</u>
User/Tenant 2602-	
RM	

# VI. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Riverwood Tech Campus, LLC

Applicant:  or User/Tenant:

	Full-Time	Part-Time ( <small>&lt; 30 Hours/week</small> )
Total number of employees working within Monroe County at the date of application:	_____	_____

Estimated average annual salary:	_____	_____
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Total number of employees to be directly <u>IMPACTED</u> by the project:	_____	_____
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ADD: Number of new jobs to be created during the first year after completion:	+ _____	+ _____
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Total end of first year:	= _____ 0	= _____ 0
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ADD: Number of new jobs to be created during the second year after completion:	+ _____	+ _____
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Total end of second year:	= _____ 0	= _____ 0
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ADD: Number of new jobs to be created during the third year after completion:	+ _____	+ _____
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Total end of third year:	= _____ 0	= _____ 0	= 100 FTE
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Estimated annual salary  
of NEW jobs to be created:

Average: \_\_\_\_\_

High: \_\_\_\_\_

Low: \_\_\_\_\_

→ During the term of this agreement we estimate a minimum of 20 companies joining the campus causing a minimum of 100 FTE jobs to be created.

*RZ*

#### IV. Certification

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
  
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
  
- C. Applicant hereby releases the County of Monroe Industrial Development Agency ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

USER/TENANT COMPANY

Riverwood Tech Campus, LLC  
 \_\_\_\_\_  
 Member 10/13/14  
 Signature Title Date

\_\_\_\_\_  
 \_\_\_\_\_  
 Signature Title Date



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

APPENDIX A
Local Labor

To be completed by all Applicants and Users/Tenants
of Projects which include Construction

Company Name Riverwood Tech Campus, LLC

Applicant: [checked] or User/Tenant: [unchecked]

Requirement for use of All-Local Labor for all projects involving the construction of new,
expanded or renovated facilities:

All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors)
working on the project must reside within the following counties in the State of New York: Monroe,
Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming or Yates. The All-Local Labor criterion
will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area.
Under this condition, applicants are required to complete a waiver request of the All-Local Labor
requirement prior to beginning construction. Contractors do not have to be local companies
as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant
and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information
contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors,
suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign,
provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient
of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result
in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion
for any violation hereof.

Riverwood Tech Campus, LLC
(APPLICANT or USER/TENANT COMPANY)
[Signature], Member, Title Date 10/02/2015





# APPENDIX B Fees

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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**1. Application Fee - Send with Completed Application**

A non-refundable application fee of Three Hundred Fifty Dollars (\$350.00) shall be charged each applicant.

**2. Administrative Fee - Paid at Closing**

a. For tax-exempt IRB bond issues, the fee shall be one percent (1%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.

b. For lease/leaseback transactions and taxable bond issues, the fee shall be one-half percent (1/2%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.

c. For refunding outstanding COMIDA bond issues, the fee shall be one-quarter percent (1/4%) of the new issuance amount.

d. For modifications, the fee shall be determined on a case-by-case basis.

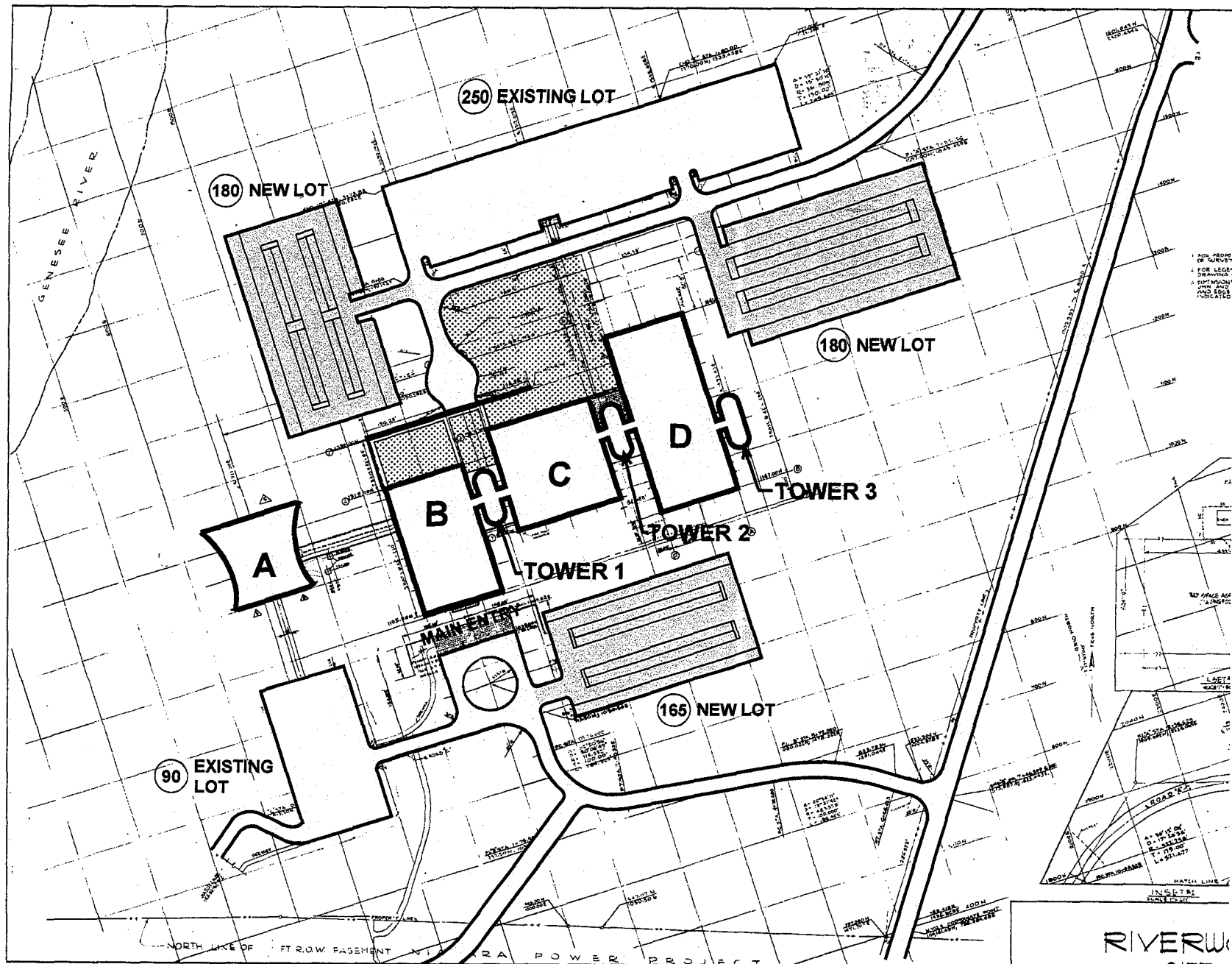
3. If a sales tax letter is required prior to closing, a non-refundable twenty-five percent (25%) of the Administrative Fee and Agency Counsel fee is payable at that time. This amount will be applied towards the Administrative fee and Agency Counsel Fee. The Sales Tax Letter shall only be for a three (3) month period. The project must have a formal closing within three (3) months of the sales tax letter being issued.

4. Agency Counsel fee is one-third (1/3) of the Agency's Administrative fee, with a minimum fee for a lease/leaseback transaction of \$4,000.00

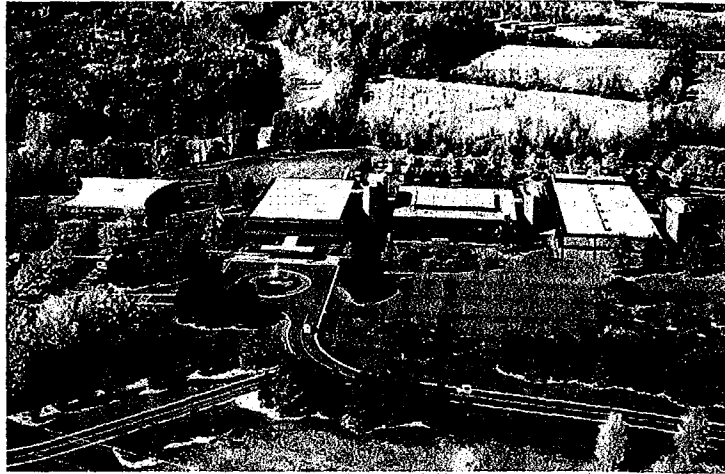
5. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

Riverwood Tech Campus, LLC  
(APPLICANT or USER/TENANT COMPANY)

 Member 10/02/2015  
Signature, Title Date



RIVERWALK  
SITE  
SCALE:



### **Riverwood Tech Campus:**

Riverwood Tech Campus is where technology becomes business in a culture of creativity. Located on 150 acres of land along the Genesee River, the campus transforms the average workplace by providing amenities that promote productivity. Riverwood is centrally located within one of the largest retail shopping districts in Monroe County. The area is less than one mile from Rochester Institute of Technology and less than a four mile radius from the Rochester International Airport.

### **Architecture and Inspiration:**

The driving force behind the design of Riverwood was originally influenced by the pioneering masters of modern architecture, Mies van der Rohe and Le Corbusier. Mies sought to create an influential twentieth-century architectural style, stated with extreme clarity and simplicity. Le Corbusier, a leading theorist and practitioner of modern functionalist design.

The steel and brick façade dramatically enhance the exterior of the building, while the perimeter of the campus consists of a high efficiency thermal glass pane system. Employees benefit from natural lighting on a daily basis while enjoying views of the river, wildlife habitat, and lush timberlands all year long. Both visual access and being within green space helps to restore the mind's ability to focus, contributing to improved work performance within the workplace.

Riverwood utilizes an exclusive heating system consisting of a boiler water source heat pump that provides a cost effective, energy efficient, and environmentally friendly way of heating and cooling the building.

There is a total of 350,000 square feet of leasable space, 225,000 square feet is high tech office space and 125,000 square feet of assembly and industrial space with shipping and receiving docks. The campus offers plenty of parking and is located less than five minutes from major expressways.

The green, park-like appeal of the site makes Riverwood Tech Campus an enjoyable working environment providing a complimentary enhancement of the architectural elements and creating a seamless indoor/outdoor relationship to the site. This character of the campus reflects on the focus of sustainable and environmentally-friendly business practice. Calming views, hiking trails and open pavilions for meetings, are just few of the many amenities available at Riverwood Tech Campus.

**Needed for Brochure:**

Riverwood Map:

-BME to make changes to the current map and show an outline and cross reference future development.

-Possibility of using a map to show distance between Riverwood, RIT, Rochester International Airport, coffee shops, restaurants and shopping centers.

-Hanlon to create rendering of a drop down view showing a kayak or canoe and person fishing and hiking trails.



TOWN OF HENRIETTA

County of Monroe • State of New York  
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

JACK W. MOORE  
Supervisor

WILLIAM J. MULLIGAN, JR.  
JANET B. ZINCK  
M. RICK PAGE  
KENNETH H. BREESE  
Council Members

October 12, 2015

Mr. Paul Johnson, Director  
COMIDA  
8100 City Place  
50 West Main Street  
Rochester, New York 14614

Dear Mr. Johnson:

The Town of Henrietta has received a request to support a Payment in Lieu of Taxes (PILOT) agreement with COMIDA for the redevelopment of 4545 East River Road (Riverwood Tech Campus).

This development project would be a major asset to the Town of Henrietta, adding to the local tax base, bringing vitality to a decommissioned facility and becoming the new home for hundreds of employees. We are enthusiastic about the opportunity to bring new businesses from outside of our community to this unique facility, especially those in technology led development. Creation of new jobs through business growth and the retention of highly skilled labor from our surrounding universities meets the priorities of the Town of Henrietta.

The Town of Henrietta supports a request for a negotiated PILOT agreement. The terms agreeable to the Department include a 100% abatement in years 1-10 on the increase in the assessed value of the property resulting from the Rainaldi's investment. In years 11-15 the abatement will be 75% on the increase in value and in years 16-20 the abatement will be 50% on the increase in value.

The property should no longer receive a tax abatement after the twenty year PILOT period.

Please feel free to contact me should you have any questions. We look forward to continuing to work with you on this project.

Sincerely,

Jack W. Moore  
Town Supervisor

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through October 2, 2015.

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Selected Entity Name: RIVERWOOD TECH CAMPUS, LLC

Selected Entity Status Information

**Current Entity Name:** RIVERWOOD TECH CAMPUS, LLC

**DOS ID #:** 4522894

**Initial DOS Filing Date:** JANUARY 31, 2014

**County:** MONROE

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

**DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)**

RIVERWOOD TECH CAMPUS, LLC

205 ST. PAUL STREET

ROCHESTER, NEW YORK, 14604

**Registered Agent**

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this

information is not recorded and only available by  
viewing the certificate.

**\*Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

**Name History**

Filing Date	Name Type	Entity Name
JAN 31, 2014	Actual	RIVERWOOD TECH CAMPUS, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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**General Property Description**

Prop. Address: EAST RIVER RD      Municipality: Town of HENRIETTA      Town Swis Code: 263200 / MONROE COUNTY  
 Owner:      Tax / Map Acct#: 174.030-0002-001.1100000      School Dist: RUSH-HEN  
 Owner 2:      Print Key: 174.03-2-1.11      School Code: 265001  
 Owner Mailing:      Deed Book / Page: /  
    Sub Div:      Phone Number:  
    Misc:

**Structural Characteristics**

Bldg Sq Feet: 0	Built: 0	Uses As 1: AGRICULTURAL
1st Floor: 0	Story Height: 0	Uses As 2: AGRICULTURAL
2nd Floor: 0	Heat:	No. Of Bldgs:
House Type:	Fireplaces: 0	Residential Units: 0
Bedrooms: 0.0	Fuel:	Exterior:
Bath: 0.0	Water: PUBLIC	Garage: 0
Basement:	Sewer: NONE	Number Stories: 0.0
Basement SF: 0	Utilities: GAS & ELEC	Central Air: NO
Improve 1 / YR:	Size 1: 0 X 0	Total SqFT 1: 0
Improve 2 / YR:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3 / YR:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4 / YR:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 71.62      Land SqFt: 3119767  
 Class Code: 340      Class Name: INDL VACANT      Lot Size: 1667 X 0  
 East / Longitude: 737847 /      North / Latitude 1116456 /

**Tax / Assessment Data**

Tax / Map Acct #: 174.030-0002-001.1100000      School Tax: \$5,453.73  
 Total Assessment: \$288,100.00      County Tax: \$3,506.18  
 Land: \$288,100.00  
 Old Assessment: \$288,100.00      Account #: 0  
 Assessor Full Market Value: \$288,100.00

**Sales Information**

Sales Price: \$0.00      Sales Date: //      Grantor:      Deed Book / Page: /      Deed Type:      Deed Valid:      ARMS Length:



**General Property Description**

Prop. Address: 4545 EAST RIVER RD Municipality: Town of HENRIETTA Town Swis Code: 263200 / MONROE COUNTY  
 Owner: Tax / Map Acct#: 174.030-0002-001.1200000 School Dist: N.A.  
 Owner 2: Print Key: 174.03-2-1.12 School Code:  
 Owner Mailing: Deed Book / Page: / Phone Number:  
 Sub Div: /  
 Misc: /

**Structural Characteristics**

Bldg Sq Feet: 365377	Built: 0	Uses As 1: AGRICULTURAL
1st Floor: 0	Story Height: 12	Uses As 2: AGRICULTURAL
2nd Floor: 0	Heat:	No. Of Bldgs:
House Type:	Fireplaces: 0	Residential Units: 0
Bedrooms: 0.0	Fuel:	Exterior:
Bath: 0.0	Water: PUBLIC	Garage: 0
Basement:	Sewer: NONE	Number Stories: 4.0
Basement SF: 0	Utilities: GAS & ELEC	Central Air: NO
Improve 1 / YR: BARN,POLE 1967	Size 1: Dimensions not available	Total SqFT 1: 1080
Improve 2 / YR: SHED,MACHINE 1967	Size 2: Dimensions not available	Total SqFT 2: 704
Improve 3 / YR: PAVNG,ASPHLT 1967	Size 3: Dimensions not available	Total SqFT 3: 270000
Improve 4 / YR:	Size 4: 0 X 0	Total SqFT 4: 0

**Land Characteristics**

Acreage : 78.84 Land SqFt: 3434270  
 Class Code: 465 Class Name: PROFESSIONAL BUILDIN Lot Size: 2017 X 0  
 East / Longitude: 737701 / North / Latitude 1114736 /

**Tax / Assessment Data**

Tax / Map Acct #: 174.030-0002-001.1200000 School Tax: \$0.00  
 Total Assessment: \$1,192,600.00 County Tax: \$0.00  
 Land: \$827,200.00  
 Old Assessment: \$1,192,600.00 Account #: 7001360100

**Sales Information**

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$0.00	//		/			